

THE BRONX REALTY MARKET

NEW HIGH RECORDS OF ACTIVITY WERE MADE LAST YEAR.

More Private Dwellings Erected, More Capital Invested in Factories and More Lots Sold by Auction Than Ever Before—Favorable Flats Built, However.

In several important branches of the Bronx real estate market new high records of activity were established last year. More one and two family dwellings were erected than had ever before been erected in any one year, the number of new lots sold, the number of factories and workshops erected, and the number of small lots sold by auction were all new records.

These records were achieved largely in consequence of what may be called a secondary boom. The opening of the rapid transit road gave rise to a tremendous volume of dealing in vacant land and to the biggest building campaign in the history of the borough. This initial boom was confined principally to the immediate neighborhood of the new road. The land was bought in bulk by syndicates of capitalists and passed in progressively smaller subdivisions into the hands of loan operators, who in turn disposed of their purchases to speculative builders. The dealing was affected almost exclusively by the results of the building boom, which resulted in the construction of flats and tenements.

When the first subway boom started there was a pressing need of additional housing. The railroad penetrated large and undeveloped sections. Apparently, however, the actual running of trains was needed to call attention to them. Two years ago in the Bronx property was sold at a distance of the rapid transit route was being for purchasers. In the fall of 1904 large operators suddenly began to exploit its possibilities, and almost the same week that the first subway train was started the boom began. Country estates, which had changed little in a generation or more, were purchased and parcelled out. The process was followed by the extraordinary volume of tenement house construction of 1905.

Heretofore construction work in the Bronx had been its axis the elevated road. The tenement builder had kept closely within a few blocks of Third avenue. An entirely new territory was now opened for development. The subway comes to the surface in the Bronx at 149th street. After leaving this thoroughfare it follows Westchester avenue, Southern Boulevard and the Boston road to Bronx Park.

The area east and west of the line became at once the principal scene of building activity in the borough. Several hundred lots and six story tenement houses were built up there in 1905. The most active section was along Westchester avenue from Jackson avenue to Simpson street. Another section of building was the development of Crotona Park, centering about the old Bathgate-Beck estate.

The great boom in tenement construction was carried over into 1906. Toward the middle of the year, however, the price of brick fell about 50 per cent. This immediately caused a depreciation of several thousand dollars in the value of a new flat house of the kind prevailing in the construction work under way in the Bronx. It was also apparent that more flats had been provided than could be profitably rented. Alarmed by the overproduction of flats, coupled with the fall in brick prices, financial institutions refused to accept current proposals in making permanent loans on new multi-family houses. As a consequence the projection of flats and tenements fell off sharply.

The change in the loan market caused some failures in the building industry. However, these were comparatively few, involving mostly builders who were operating on so small a margin of capital that they had been obliged to go into debt to material men and contractors. Most of the failures were brought about by the filing of mechanics' liens, not by suits instituted to foreclose mortgages. Indeed, building loan operators as a rule extended the loans, gave buyers time to pay, and their houses and to negotiate either a permanent loan or a sale on the basis of a full rent roll.

Professional operators familiar with the peculiar advantages of the transportation enjoyed by the Bronx do not easily lose confidence in the stability of values in that borough. The Bronx is the largest part of the city's transportation system, of which carries passengers through the length of the business sections of Manhattan. Passengers are transported by the systems of all the other outlying boroughs are dropped at the waterfront, and in order to reach their destination must transfer to the Manhattan road.

Ever since the opening of the Third avenue elevated road the percentage of increase in population has been the highest in any borough. The Federal census of 1900 revealed a growth of 125 per cent. during the preceding decade, and the census of 1905 disclosed a growth of 35 per cent. since the Federal enumeration of 1900. The next highest proportion of increase was shown by Queens with 25 per cent. and 29 per cent. for the respective periods.

The State census of 1905 was taken before any considerable number of flats had been erected along the subway. The influx of people to the Bronx last year and this has been without doubt exceptionally large. The new tenements and flats projected in the Bronx are in the neighborhood of 10,000 more than were furnished in new one and two family dwellings. It is quite probable that not all of the housing of the Bronx in the neighborhood of 1905 has been taken up. Still the better part of it is now undoubtedly occupied, as this boom in population has been reflected in the increase in the number of stores and shops, except at a distance from the rapid transit stations.

In any event the growth of population has been large enough to react on the property. The advance in store rents and in frehold values on the principal shopping streets has been general and on an unprecedented scale. Store rents in the neighborhood of \$20,000 was the record price known to have been paid for a single lot in a Bronx business thoroughfare. To-day \$50,000 is not an uncommon price for a lot.

The chief business centre is at the junction of 14th street and Third avenue, where the subway and the elevated roads meet, and do all the principal trolley lines of the borough. From 145th street to 152d street property is so well thought of by its owners that few sales are being made. Lots on Third avenue are, however, generally valued at from \$50,000 to \$60,000. A plot 33x55 feet at the southwest corner of Third avenue and 148th street recently brought about \$5,000. Stores in the neighborhood rent at from \$2,500 to \$5,000 a year.

Next in importance are the junctions at 153d street and Willis avenue, where values range from \$10,000 to \$25,000 a lot, and at Third avenue and 138th street, where lots command from \$15,000 to \$20,000. A street which ranks as an important cross-town thoroughfare is 138th street, which connects with Manhattan across the Madison avenue bridge.

The demand for business property was reflected in 1906 not only in rising store rents but in a record volume of factory and loft construction.

As has been pointed out, the first subway boom was mainly in the subdivision of acreage along the rapid transit road and in the construction of flats and tenements. This boom culminated last spring. While it was in full progress little attention was given to the building of one and two family houses. The result was a scarcity of such dwellings at the beginning of last year.

against an investment of \$3,000,000 for similar constructions in 1905. Nearly all the sections traversed by trolleys connecting with the subway or with the Third avenue elevated road were affected, but the chief seat of building was within walking distance of the rapid transit road. Many of the new dwellings were rented and sold from the hands of the builders of such houses found little difficulty in obtaining permanent loans from financial institutions, despite the generally unfavorable mortgage conditions that prevailed during the larger part of the year.

There is no sign as yet that the building of such houses is on the decline. Last week, for instance, more new dwellings were projected than in the first week of 1906. The boom in one and two family houses is, of course, far more widely distributed than was the tenement house boom. It has given rise to a widespread demand for lots and acreage in a measure for the year's record breaking sales of lots by auction.

The sections most affected by auction sales were along Westchester avenue and in the Throgs Neck section. Among the estates disposed of were the Catholic Protective property, the Sisters of Charity property, the St. Joseph's Orphan Asylum property, the Ketchum property, the old Morris Park tract, the Waring property, the Harrington property and a tract at Baychester.

In the White Plains road district sales took place of parts of the Schieffelin estate, the Bathgate estate, the Adeo estate and the Penfield property. The effect of these sales has been to distribute thousands of lots in many different neighborhoods among small and professional buyers. A considerable proportion of these do not doubt intend to build private dwellings or two family houses. If speculation should about fall off, a number of them who merely purchased for a rise will of course find themselves under pressure to improve their holdings. From whatever point of view, therefore, the continuance of the present building movement seems to be assured.

The bulk of the activity has so far been in the east Bronx, and the preparations for the coming spring campaign are just now most notable there, particularly in the Hunt's Point section. A large prospect of rapid transit in the west Bronx will no doubt direct speculative attention presently to the Jerome avenue district and to the highlands overlooking the Harlem river.

The west Bronx has experienced a steady rise in rentals and in frehold values, undisturbed by professional exploitation. A number of private dwellings of the better grade were erected there in 1906 and there was a slight increase in the number of flats and stores along business thoroughfares. Evidently the west Bronx is in a position to develop a third great boom beyond the Harlem when the Jerome avenue subway is completed.

The following table shows the construction work for which plans have been filed in the Bronx in the last three years:

Year.	Estimated	Cost.
Brick dwellings.....	1904	1,000,000
1905	1,200,000	1,200,000
1906	1,500,000	1,500,000
Frame dwellings.....	1904	2,000,000
1905	2,500,000	2,500,000
1906	3,000,000	3,000,000
Brick tenements.....	1904	14,000,000
1905	15,000,000	15,000,000
1906	16,000,000	16,000,000
Frame tenements.....	1904	4,000,000
1905	4,500,000	4,500,000
1906	5,000,000	5,000,000
Stores and Lotts.....	1904	25,000,000
1905	28,000,000	28,000,000
1906	30,000,000	30,000,000
Manufactories and workshops.....	1904	40,000,000
1905	45,000,000	45,000,000
1906	50,000,000	50,000,000
Office buildings.....	1904	10,000,000
1905	12,000,000	12,000,000
1906	15,000,000	15,000,000
Schools.....	1904	1,000,000
1905	1,200,000	1,200,000
1906	1,500,000	1,500,000
Hotel houses.....	1904	1,000,000
1905	1,200,000	1,200,000
1906	1,500,000	1,500,000
Churches.....	1904	500,000
1905	600,000	600,000
1906	700,000	700,000
Public buildings.....	1904	1,000,000
1905	1,200,000	1,200,000
1906	1,500,000	1,500,000
Stables.....	1904	1,000,000
1905	1,200,000	1,200,000
1906	1,500,000	1,500,000
Other structures.....	1904	2,000,000
1905	2,500,000	2,500,000
1906	3,000,000	3,000,000
Totals.....	1904	125,000,000
1905	140,000,000	140,000,000
1906	160,000,000	160,000,000

Private Sales.
WEST END AVENUE.—F. R. Wood & Co. have sold for the Bellevue Realty Corporation to Charles Guiden No. 570 West End avenue, a four story building, 84,000 sq. ft. The house is occupied by Gov. Charles E. Hughes. His lease has still three years to run.

FORTY-SEVENTH STREET.—J. A. Grand & Co. have sold for the Irving W. Wing No. 19 West Forty-seventh street, a five story building, on lot 25,000 sq. ft., for \$100,000. The lot is owned by the City of New York.

FORTY-SIXTH STREET.—The Greese and Taylor Company has sold for C. Grayson No. 19 West Forty-sixth street, a five story building, on lot 25,000 sq. ft., for \$100,000. The lot is owned by the City of New York.

FORTY-FIFTH STREET.—The estate of Agnes Murray is reported to have sold No. 10 West Forty-fifth street, a five story building, on lot 25,000 sq. ft., for \$100,000. The lot is owned by the City of New York.

FIFTEENTH STREET.—M. & L. Hess have sold for the Irving W. Wing No. 19 West Fifteenth street, a four story building, on lot 25,000 sq. ft., for \$100,000. The lot is owned by the City of New York.

BROADWAY.—The Surety Realty Company has sold to the Apartment Construction Co. No. 10 West Broadway, a five story building, on lot 25,000 sq. ft., for \$100,000. The lot is owned by the City of New York.

SEVENTY-FOURTH STREET.—Newman Grossman and Frank Feldman have bought No. 421 to 425 East Seventy-fourth street, three seven story tenements, on lot 25,000 sq. ft., for \$100,000. The lot is owned by the City of New York.

SEVENTY-FOURTH STREET.—Newman Grossman and Frank Feldman have bought No. 421 to 425 East Seventy-fourth street, three seven story tenements, on lot 25,000 sq. ft., for \$100,000. The lot is owned by the City of New York.

SEVENTY-FOURTH STREET.—Newman Grossman and Frank Feldman have bought No. 421 to 425 East Seventy-fourth street, three seven story tenements, on lot 25,000 sq. ft., for \$100,000. The lot is owned by the City of New York.

SEVENTY-FOURTH STREET.—Newman Grossman and Frank Feldman have bought No. 421 to 425 East Seventy-fourth street, three seven story tenements, on lot 25,000 sq. ft., for \$100,000. The lot is owned by the City of New York.

CITY REAL ESTATE.

THOS. M. HENNEBERRY

OWNER NEEDS MONEY
Elevator apartment house—
West Side avenue corner, 100x100,
7 stories—8 apartments on a floor
—Leased for \$21,000 a year—
Insurance Company mortgage,
\$200,000 for 3 years—price \$255,
000—\$30,000 cash required—
Over 15% on investment.

PROMINENT CORNER
In the twenties—owned by Es-
tate—almost 100 x 100—price
\$600,000. Cash required, \$150,000.
Balance on mortgage. This is one
of the few remaining choice corners
in the new mercantile section.
Leases expire this year. Have of-
fers that will double present rentals.

IN THE TWENTIES
Close to 6th ave., seven story
loft building. Just built and en-
tirely rented on leases—price
\$150,000. Terms to suit.

IF YOU WANT TO BUY, SELL, MORTGAGE OR EXCHANGE MANHATTAN REAL ESTATE, AND DESIRE THE SERVICES OF A PROGRESSIVE OFFICE, COMMUNICATE WITH ME.

Suite 47 206 BROADWAY Tel. 2797 Cort.

BOROUGH OF BROOKLYN. **BOROUGH OF BROOKLYN.**

FOR SALE **FOR SALE**

“BUY A HOME IN BEAUTIFUL FLATBUSH.”

WE WANT TO SELL YOU A HOME, OR AN INVESTMENT, OR BOTH IN FLATBUSH. NO PLACE EQUALS THIS BEAUTIFUL SUBURB IN AND ABOUT THE GREAT BUSINESS CENTRE OF MANHATTAN. WE ARE CLOSEST TO BUSINESS CENTRE, WE HAVE THE BEST SCHOOLS, CHURCHES, CLUBS AND THE FINEST PLACE ON EARTH TO LIVE.

WE COULD FILL THE PAPERS WITH GLOWING DESCRIPTIONS OF BEAUTIFUL HOMES, BUT YOU DO NOT WANT TO BUY DESCRIPTIONS. AND THEY ARE SO OFTEN VERY MISLEADING THAT YOU FEEL THAT YOU HAVE BEEN FOOLED. SO WE THINK IT FAR THE BEST WAY TO ASK YOU TO CALL AT OUR OFFICE AND EXPLAIN WHAT YOU WANT, AND LET US SHOW YOU THE BEST WE HAVE THAT ANSWERS YOUR DESCRIPTION OF WHAT YOU WANT. WE KNOW THAT WE CAN NOT SELL YOU A PIECE OF PROPERTY UNLESS WE HAVE WHAT YOU WANT, AND WE ALSO KNOW THAT THE PRICE MUST BE CHEAP OR WE HAVE WASTED YOUR TIME AND OURS.

OUR REPUTATION FOR HAVING PLEASED BUYERS WHEN OTHERS HAVE FAILED WE FEEL WARRANTS US IN ASKING YOU TO CALL. WE HAVE ANY STYLE OF A HOUSE THAT YOU CAN ASK FOR. WE HAVE HOUSES FOR ONE FAMILY, FOR TWO FAMILIES, FOR THREE FAMILIES, AND WE HAVE SOME FINE APARTMENT HOUSES CHEAP. WE REPRESENT EVERY FIRST-CLASS BUILDER IN FLATBUSH AND CAN GIVE YOU HOUSES IN ANY AND ALL OUR BEST SECTIONS, FROM THE CHEAPEST TO THE BEST.

WE ARE THE SOLE AGENTS FOR ALL THE CHOICE BUILDING PLOTS IN THE VERY BEST PARTS OF BEAUTIFUL “PROSPECT PARK SOUTH.” TO THE RIGHT CLASS OF PEOPLE THESE LOTS OR PLOTS CAN BE HAD VERY CHEAP. LET US SELL YOU ONE OF THESE PLOTS AND BUILD YOU A HOME TO YOUR LIKING. OFFICE OPEN SUNDAYS.

STAR AND CRESCENT REALTY COMPANY,
801 Flatbush Avenue.

George Taylor a dwelling at Carpenter avenue and 23d street.

THIRTIETH STREET.—Abraham Boehm has sold for Marie T. La Montagne a three story building, on lot 25,000 sq. ft., for \$100,000. The lot is owned by the City of New York.

SEVENTY-FOURTH STREET.—Newman Grossman and Frank Feldman have bought No. 421 to 425 East Seventy-fourth street, three seven story tenements, on lot 25,000 sq. ft., for \$100,000. The lot is owned by the City of New York.

SEVENTY-FOURTH STREET.—Newman Grossman and Frank Feldman have bought No. 421 to 425 East Seventy-fourth street, three seven story tenements, on lot 25,000 sq. ft., for \$100,000. The lot is owned by the City of New York.

SEVENTY-FOURTH STREET.—Newman Grossman and Frank Feldman have bought No. 421 to 425 East Seventy-fourth street, three seven story tenements, on lot 25,000 sq. ft., for \$100,000. The lot is owned by the City of New York.

George Taylor a dwelling at Carpenter avenue and 23d street.

THIRTIETH STREET.—Abraham Boehm has sold for Marie T. La Montagne a three story building, on lot 25,000 sq. ft., for \$100,000. The lot is owned by the City of New York.

SEVENTY-FOURTH STREET.—Newman Grossman and Frank Feldman have bought No. 421 to 425 East Seventy-fourth street, three seven story tenements, on lot 25,000 sq. ft., for \$100,000. The lot is owned by the City of New York.

SEVENTY-FOURTH STREET.—Newman Grossman and Frank Feldman have bought No. 421 to 425 East Seventy-fourth street, three seven story tenements, on lot 25,000 sq. ft., for \$100,000. The lot is owned by the City of New York.

SEVENTY-FOURTH STREET.—Newman Grossman and Frank Feldman have bought No. 421 to 425 East Seventy-fourth street, three seven story tenements, on lot 25,000 sq. ft., for \$100,000. The lot is owned by the City of New York.

George Taylor a dwelling at Carpenter avenue and 23d street.

THIRTIETH STREET.—Abraham Boehm has sold for Marie T. La Montagne a three story building, on lot 25,000 sq. ft., for \$100,000. The lot is owned by the City of New York.

SEVENTY-FOURTH STREET.—Newman Grossman and Frank Feldman have bought No. 421 to 425 East Seventy-fourth street, three seven story tenements, on lot 25,000 sq. ft., for \$100,000. The lot is owned by the City of New York.

SEVENTY-FOURTH STREET.—Newman Grossman and Frank Feldman have bought No. 421 to 425 East Seventy-fourth street, three seven story tenements, on lot 25,000 sq. ft., for \$100,000. The lot is owned by the City of New York.

SEVENTY-FOURTH STREET.—Newman Grossman and Frank Feldman have bought No. 421 to 425 East Seventy-fourth street, three seven story tenements, on lot 25,000 sq. ft., for \$100,000. The lot is owned by the City of New York.

George Taylor a dwelling at Carpenter avenue and 23d street.

THIRTIETH STREET.—Abraham Boehm has sold for Marie T. La Montagne a three story building, on lot 25,000 sq. ft., for \$100,000. The lot is owned by the City of New York.

SEVENTY-FOURTH STREET.—Newman Grossman and Frank Feldman have bought No. 421 to 425 East Seventy-fourth street, three seven story tenements, on lot 25,000 sq. ft., for \$100,000. The lot is owned by the City of New York.

SEVENTY-FOURTH STREET.—Newman Grossman and Frank Feldman have bought No. 421 to 425 East Seventy-fourth street, three seven story tenements, on lot 25,000 sq. ft., for \$100,000. The lot is owned by the City of New York.

SEVENTY-FOURTH STREET.—Newman Grossman and Frank Feldman have bought No. 421 to 425 East Seventy-fourth street, three seven story tenements, on lot 25,000 sq. ft., for \$100,000. The lot is owned by the City of New York.

George Taylor a dwelling at Carpenter avenue and 23d street.

THIRTIETH STREET.—Abraham Boehm has sold for Marie T. La Montagne a three story building, on lot 25,000 sq. ft., for \$100,000. The lot is owned by the City of New York.

SEVENTY-FOURTH STREET.—Newman Grossman and Frank Feldman have bought No. 421 to 425 East Seventy-fourth street, three seven story tenements, on lot 25,000 sq. ft., for \$100,000. The lot is owned by the City of New York.

SEVENTY-FOURTH STREET.—Newman Grossman and Frank Feldman have bought No. 421 to 425 East Seventy-fourth street, three seven story tenements, on lot 25,000 sq. ft., for \$100,000. The lot is owned by the City of New York.

SEVENTY-FOURTH STREET.—Newman Grossman and Frank Feldman have bought No. 421 to 425 East Seventy-fourth street, three seven story tenements, on lot 25,000 sq. ft., for \$100,000. The lot is owned by the City of New York.

George Taylor a dwelling at Carpenter avenue and 23d street.

THIRTIETH STREET.—Abraham Boehm has sold for Marie T. La Montagne a three story building, on lot 25,000 sq. ft., for \$100,000. The lot is owned by the City of New York.

SEVENTY-FOURTH STREET.—Newman Grossman and Frank Feldman have bought No. 421 to 425 East Seventy-fourth street, three seven story tenements, on lot 25,000 sq. ft., for \$100,000. The lot is owned by the City of New York.

SEVENTY-FOURTH STREET.—Newman Grossman and Frank Feldman have bought No. 421 to 425 East Seventy-fourth street, three seven story tenements, on lot 25,000 sq. ft., for \$100,000. The lot is owned by the City of New York.

SEVENTY-FOURTH STREET.—Newman Grossman and Frank Feldman have bought No. 421 to 425 East Seventy-fourth street, three seven story tenements, on lot 25,000 sq. ft., for \$100,000. The lot is owned by the City of New York.

George Taylor a dwelling at Carpenter avenue and 23d street.

THIRTIETH STREET.—Abraham Boehm has sold for Marie T. La Montagne a three story building, on lot 25,000 sq. ft., for \$100,000. The lot is owned by the City of New York.

SEVENTY-FOURTH STREET.—Newman Grossman and Frank Feldman have bought No. 421 to 425 East Seventy-fourth street, three seven story tenements, on lot 25,000 sq. ft., for \$100,000. The lot is owned by the City of New York.

SEVENTY-FOURTH STREET.—Newman Grossman and Frank Feldman have bought No. 421 to 425 East Seventy-fourth street, three seven story tenements, on lot 25,000 sq. ft., for \$100,000. The lot is owned by the City of New York.

SEVENTY-FOURTH STREET.—Newman Grossman and Frank Feldman have bought No. 421 to 425 East Seventy-fourth street, three seven story tenements, on lot 25,000 sq. ft., for \$100,000. The lot is owned by the City of New York.

George Taylor a dwelling at Carpenter avenue and 23d street.

THIRTIETH STREET.—Abraham Boehm has sold for Marie T. La Montagne a three story building, on lot 25,000 sq. ft., for \$100,000. The lot is owned by the City of New York.

SEVENTY-FOURTH STREET.—Newman Grossman and Frank Feldman have bought No. 421 to 425 East Seventy-fourth street, three seven story tenements, on lot 25,000 sq. ft., for \$100,000. The lot is owned by the City of New York.

SEVENTY-FOURTH STREET.—Newman Grossman and Frank Feldman have bought No. 421 to 425 East Seventy-fourth street, three seven story tenements, on lot 25,000 sq. ft., for \$100,000. The lot is owned by the City of New York.

SEVENTY-FOURTH STREET.—Newman Grossman and Frank Feldman have bought No. 421 to 425 East Seventy-fourth street, three seven story tenements, on lot 25,000 sq. ft., for \$100,000. The lot is owned by the City of New York.

George Taylor a dwelling at Carpenter avenue and 23d street.

THIRTIETH STREET.—Abraham Boehm has sold for Marie T. La Montagne a three story building, on lot 25,000 sq. ft., for \$100,000. The lot is owned by the City of New York.

SEVENTY-FOURTH STREET.—Newman Grossman and Frank Feldman have bought No. 421 to 425 East Seventy-fourth street, three seven story tenements, on lot 25,000 sq. ft., for \$100,000. The lot is owned by the City of New York.

SEVENTY-FOURTH STREET.—Newman Grossman and Frank Feldman have bought No. 421 to 425 East Seventy-fourth street, three seven story tenements, on lot 25,000 sq. ft., for \$100,000. The lot is owned by the City of New York.

SEVENTY-FOURTH STREET.—Newman Grossman and Frank Feldman have bought No. 421 to 425 East Seventy-fourth street, three seven story tenements, on lot 25,000 sq. ft., for \$100,000. The lot is owned by the City of New York.

George Taylor a dwelling at Carpenter avenue and 23d street.

THIRTIETH STREET.—Abraham Boehm has sold for Marie T. La Montagne a three story building, on lot 25,000 sq. ft., for \$100,000. The lot is owned by the City of New York.

SEVENTY-FOURTH STREET.—Newman Grossman and Frank Feldman have bought No. 421 to 425 East Seventy-fourth street, three seven story tenements, on lot 25,000 sq. ft., for \$100,000. The lot is owned by the City of New York.

SEVENTY-FOURTH STREET.—Newman Grossman and Frank Feldman have bought No. 421 to 425 East Seventy-fourth street, three seven story tenements, on lot 25,000 sq. ft., for \$100,000. The lot is owned by the City of New York.

SEVENTY-FOURTH STREET.—Newman Grossman and Frank Feldman have bought No. 421 to 425 East Seventy-fourth street, three seven story tenements, on lot 25,000 sq. ft., for \$100,000. The lot is owned by the City of New York.

George Taylor a dwelling at Carpenter avenue and 23d street.

THIRTIETH STREET.—Abraham Boehm has sold for Marie T. La Montagne a three story building, on lot 25,000 sq. ft., for \$100,000. The lot is owned by the City of New York.

SEVENTY-FOURTH STREET.—Newman Grossman and Frank Feldman have bought No. 421 to 425 East Seventy-fourth street, three seven story tenements, on lot 25,000 sq. ft., for \$100,000. The lot is owned by the City of New York.

SEVENTY-FOURTH STREET.—Newman Grossman and Frank Feldman have bought No. 421 to 425 East Seventy-fourth street, three seven story tenements, on lot 25,000 sq. ft., for \$100,000. The lot is owned by the City of New York.

SEVENTY-FOURTH STREET.—Newman Grossman and Frank Feldman have bought No. 421 to 425 East Seventy-fourth street, three seven story tenements, on lot 25,000 sq. ft., for \$100,000. The lot is owned by the City of New York.

George Taylor a dwelling at Carpenter avenue and 23d street.

THIRTIETH STREET.—Abraham Boehm has sold for Marie T. La Montagne a three story building, on lot 25,000 sq. ft., for \$100,000. The lot is owned by the City of New York.

SEVENTY-FOURTH STREET.—Newman Grossman and Frank Feldman have bought No. 421 to 425 East Seventy-fourth street, three seven story tenements, on lot 25,000 sq. ft., for \$100,000. The lot is owned by the City of New York.

SEVENTY-FOURTH STREET.—Newman Grossman and Frank Feldman have bought No. 421 to 425 East Seventy-fourth street, three seven story tenements, on lot 25,000 sq. ft., for \$100,000. The lot is owned by the City of New York.

SEVENTY-FOURTH STREET.—Newman Grossman and Frank Feldman have bought No. 421 to 425 East Seventy-fourth street, three seven story tenements, on lot 25,000 sq. ft., for \$100,000. The lot is owned by the City of New York.

George Taylor a dwelling at Carpenter avenue and 23d street.

THIRTIETH STREET.—Abraham Boehm has sold for Marie T. La Montagne a three story building, on lot 25,000 sq. ft., for \$100,000. The lot is owned by the City of New York.

SEVENTY-FOURTH STREET.—Newman Grossman and Frank Feldman have bought No. 421 to 425 East Seventy-fourth street, three seven story tenements, on lot 25,000 sq. ft., for \$100,000. The lot is owned by the City of New York.

SEVENTY-FOURTH STREET.—Newman Grossman and Frank Feldman have bought No. 421 to 425 East Seventy-fourth street, three seven story tenements, on lot 25,000 sq. ft., for \$100,000. The lot is owned by the City of New York.

SEVENTY-FOURTH STREET.—Newman Grossman and Frank Feldman have bought No. 421 to 425 East Seventy-fourth street, three seven story tenements, on lot 25,000 sq. ft., for \$100,000. The lot is owned by the City of New York.

COUNTRY

“Driven from the city by noise and dirt, I sought relief in the country—along the Hudson and the Sound, and in New Jersey—nothing desirable could be found that did not cost more (every-thing considered) than on the upper west side. Then I tried Wash-ington Heights, where among scores of new apartments not one was found without some drawback—chiefly inconvenient arrange-ment of rooms and absence of quiet. Finally I reached Dyckman street station on the Subway. Two blocks westward I found two apartment houses built on lines of common-sense and refinement. Dyckman street runs into the Speedway on the east and connects with the beautiful Lafayette Boulevard on the west, where it con-nects with Old Broadway, three minutes’ walk from the Hudson. The apartments face